

# MONTHHEY



Large renovated apartment with studio in PPE

**CHF 1'050'000.-**

Parking place(s) included



6.5



3



~240 m<sup>2</sup>

n° ref. **045504**



**Switzerland | Sotheby's International Realty**  
Avenue de la Gare 46B, 1920 Martigny

**Pedro Domingues**  
+41 79 542 80 51  
pedro.domingues@swsir.ch



## SITUATION AND DESCRIPTION

Located in Monthey town center, this apartment enjoys a dynamic and peaceful environment. In the immediate vicinity, parks, a river and green spaces invite you to relax. Shops, banks, pharmacies, restaurants and leisure facilities are just minutes away.

The neighborhood is particularly family-friendly, with schools, crèches and playgrounds within easy reach. Public transport is well served, with a bus stop just a stone's throw away. The location is ideal for enjoying city life while remaining close to nature.

The proximity of several supermarkets, restaurants and sports facilities adds to the quality of life. Access to the Aigle TPC train station and public transport makes getting around easy.

**SURFACES**

Living area	~ 240 m <sup>2</sup>
Surface of parcel	~ 1042 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Location floor	1st floor
Service costs	CHF 550.-/month

**ANNEXES**

- Garden with trees on the banks of the Vièze
- 2 covered parking spaces equipped with an electric vehicle socket
- Garage box

**DISTANCES**

Public transports	80 m
Primary school	150 m
Stores	250 m
Restaurants	80 m

**DISTRIBUTION****Ground floor**

- Entrance hall
- Large hallway
- Comfortable living room with fireplace
- Dining room
- Open kitchen with direct access to terrace
- 2 Bedrooms
- Parent suite with library and en-suite bathroom
- Shower room
- Laundry room
- Covered terrace equipped with electric awning

**Basements**

- Cave
- Carnotzet





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Despite a certain amount of road activity during the day, calm quickly returns at night. The proximity of several supermarkets, restaurants and sports facilities adds to the quality of life. Access to the Aigle TPC train station and public transport makes getting around easy.

## REMARKS

Studio rental contributes to renovation fund and building expenses

**INFORMATION**

Year of construction	1823
Year of restoration	2010
Heating installation	Radiator
Domestic water heating system	Distance heating
Heating system	Distance heating

**NEIGHBOURHOOD**

- City centre
- Green
- Park
- River
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Garden in co-ownership
- Shed
- Storeroom
- Covered parking space(s)
- Parking

**INSIDE CONVENIENCES**

- Open kitchen
- Dressing
- Cellar
- Carnotzet
- Storeroom
- Workshop
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- Skylights
- With character

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower

**FINANCIAL DATA****Price**

CHF 1'050'000.-

**Availability**

To be discussed

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- Shower
- Bath

## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- Very good

## **ORIENTATION**

- West

## **EXPOSURE**

- Optimal
- Good
- All day

## **VIEW**

- Nice view
- Clear
- River
- Park
- Fields
- Forest



























